114.0	0008	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	646,000 / 646,000
					USE VALUE:	646,000 / 646,000
					ASSESSED:	646,000 / 646,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUCENTE CAROLYN N	
Owner 2:	DOHERTY SEAN	
Owner 3:		
Street 1:	130 OVERLOOK RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	LUCENTE CAROLYN N & GERARD J -
Owner 2:	-
Street 1:	130 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 5,087 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1366 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5087.000	245,200		400,800	646,000
Total Card	0.117	245,200		400,800	646,000
Total Parcel	0.117	245,200		400,800	646,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.91 | /Parcel: 472.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73495

GIS Ref

GIS Ref

Insp Date 10/01/18

!8905!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	245,200	0	5,087.	400,800	646,000	646,000	Year End Roll	12/18/2019
2019	101	FV	202,200	0	5,087.	406,600	608,800	608,800	Year End Roll	1/3/2019
2018	101	FV	202,200	0	5,087.	303,500	505,700	505,700	Year End Roll	12/20/2017
2017	101	FV	202,200	0	5,087.	274,900	477,100	477,100	Year End Roll	1/3/2017
2016	101	FV	215,700	0	5,087.	263,400	479,100	479,100	Year End	1/4/2016
2015	101	FV	203,100	0	5,087.	223,300	426,400	426,400	Year End Roll	12/11/2014
2014	101	FV	203,100	0	5,087.	211,900	415,000	415,000	Year End Roll	12/16/2013
2013	101	FV	203,100	0	5,087.	201,600	404,700	404,700		12/13/2012

PRINT

Date	Time
12/10/20	23:26:26

LAST REV

Date	Time
08/04/20	11:46:03

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8905

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCENTE CAROLYN	75021-213	1	7/1/2020	Convenience	1	No	No		
THOMPSON LOUISE	66972-319		3/23/2016	Private	410,000	No	No		
	15514-6		4/1/1984		99	No	No		A

USER DEFINED

Prior Id # 1:	73495
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	BS	Barbara S
3/22/2017	SQ Returned	MM	Mary M
4/2/2009	Meas/Inspect	372	PATRIOT
2/16/2000	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5087		Sq. Ft.	Site		0	70.	1.13	5									400,826						400,800	

Total AC/HA:	0.11678	Total SF/SM:	5087	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	400,826	Spl Credit		Total:	400,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355321
Depreciation:	110150
Depreciated Total:	245172

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

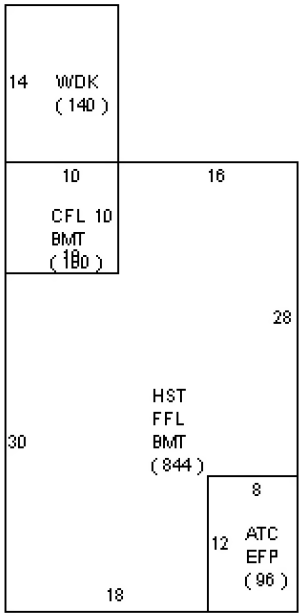
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	95.04
Final Total:	245200	Val/Su SzAd	175.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	944	52.120	49,200
FFL	First Floor	844	173.730	146,626
HST	Half Story	422	173.730	73,313
WDK	Deck	140	13.010	1,821
CFL	Cathflr	100	182.410	18,241
EFP	Enclos Porch	96	55.020	5,282
ATC	Attic	34	173.730	5,837

Net Sketched Area:	2,580			Total:	300,320
Size Ad	1399.6	Gross Are	3064	FinArea	1366

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0008-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	